



**Bridge Gate Court Mill Road, Great Yarmouth NR31 0JA**

**welcome to**

**Bridge Gate Court Mill Road, Great Yarmouth**

**\*\*GUIDE PRICE £110,000 TO £120,000\*\*** 2 Bedroom apartment in Cobholm. This apartment boasts an Open Plan Lounge/ Kitchen area, two bedrooms and a family bathroom. Please call 01493 331144 to arrange your viewing TODAY!



### **Lounge/Kitchen**

15' 9" x 9' 8" ( 4.80m x 2.95m )

Laminate flooring, radiator, base and wall units, built in single oven, electric hob and hood, space for fridge freezer, space for washing machine, space for tumble dryer, stainless steel sink, window to front aspect, window to rear aspect, spotlights.

### **Bedroom One**

12' 7" x 9' 5" ( 3.84m x 2.87m )

Window to side aspect, window to rear aspect, radiator, laminate flooring

### **Bedroom Two**

12' 1" x 9' 5" ( 3.68m x 2.87m )

Window to rear aspect, laminate flooring, radiator

### **Bathroom**

Laminate flooring, bath with over head shower, sink, toilet, heated towel rail, partially tiled walls.



***view this property online*** [williamhbrown.co.uk/Property/GTY108931](http://williamhbrown.co.uk/Property/GTY108931)



welcome to

## Bridge Gate Court Mill Road, Great Yarmouth

- Open Plan Lounge/Kitchen
- Family Bathroom
- Two Bedrooms
- Modern Apartment
- Great For First Time Buyers Or Investors

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 354.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£110 000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/GTY108931](https://williamhbrown.co.uk/Property/GTY108931)



Property Ref:  
GTY108931 - 0018

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01493 331144**



[greatyarmouth@williamhbrown.co.uk](mailto:greatyarmouth@williamhbrown.co.uk)



3 Hall Quay, Great Yarmouth, Norfolk, NR30 1HX



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**